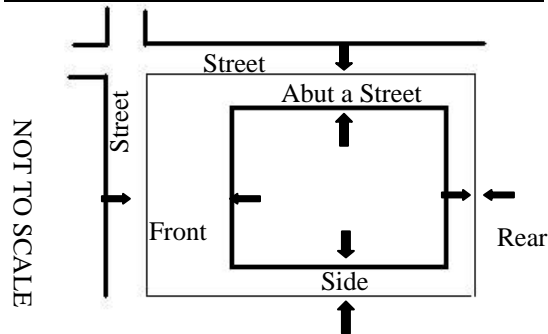


Rural Residential (R-40) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1) (2)	
Min. LOT Size (3) (4)	40,000 sf
FRONTAGE (feet)	150 ft
LOT Coverage	10%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/ Abut a Street	40
Side	25
Rear	30
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front/ Abut a Street	40
Side SETBACK	10
Rear SETBACK	10
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	35
OUTBUILDING	35



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	1
Maximum SIGN Area	16 sf*
* Cust. Home Occupation Sign Max 2 Sf a Development Identification SIGN may be 20 sf	
SETBACKS - FREESTANDING	
SIGN	10'
SIGN Type	
FREESTANDING	Yes
PROJECTING	Yes
WALL/Awning	No
TEMPORARY	No

[1] In the case of an Open Space Subdivision, in accordance with Article IV of Chapter 155 of the Code of Dover, the dimensional requirements shall be as specified in § 155-22 of the Code of the City of Dover, 1983. [Added 6-10-87 by Ord. No. 13-87]

Permitted Uses
ACCESSORY DWELLING UNIT
ADULT DAY CARE (5)
ASSEMBLY HALL
Bank (5)
Beauty and Barber Shop (5)
BED and BREAKFAST
CHILD CARE FACILITY
CHILD CARE HOME
Clinic
CONSERVATION LOT
Conversion of Existing Dwelling to Accommodate not more than 2 units (6)
COUNTRY CLUB (7)
Dwelling, 2 Family (8)
Dwelling, 3 To 4 Family (8)
DWELLING, SINGLE FAMILY
EDUCATIONAL INSTITUTION, K-12
EXCAVATION (7)
FARM (9)
FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling (10)
Hospital
MANUFACTURED HOUSING
OFFICE (5, 11)
PERSONAL SERVICE ESTABLISHMENT (5)
PUBLIC RECREATION
Public Utility
Recreational Camp
Retail Sale of Agricultural or Farm Products Raised on Site
Theater (5)
Veterinary Office, Animal Hospital or KENNEL (12, 13)
WHOLESALE of Farm Products (7)
Uses Via Special Exception (see 170-52 & OVER)
ASSISTED LIVING FACILITY
CONGREGATE CARE
CONTINUING CARE COMMUNITY FACILITY
EDUCATIONAL INSTITUTION, POST SECONDARY
ELDERLY ASSISTED CARE HOME
Helicopter Take Offs & Landings
JUNKYARD (12)
MANUFACTURED HOUSING Park
NURSING HOME

SEE PAGE 2 FOR MORE FOOTNOTES

- [2] Refer to µµ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [3] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [4] Refer to Chapter 155, Subdivision of Land, Article IV for the minimum lot size for a major Subdivision. In an R-40 district, any major subdivision must follow the procedures for an Open Space Subdivision (OSS). [Amended 1-22-2003 by Ord. No. 35]
- [5] Use is allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7). [Added 1-22-2003 by Ord. No. 35]
- [6] Any dwelling unit existing on or before May 27, 1964, may be converted, provided that the lot shall contain at least four thousand (4,000) square feet per dwelling unit and a minimum floor area of five hundred (500) square feet per dwelling unit.
- [7] Use is not allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7). [Added 1-22-2003 by Ord. No. 35]
- [8] Use is allowed when included within an Open Space Subdivision with commercial components. (See 155.22 section 7). [Added 1-22-2003 by Ord. No. 35]
- [9] FARM ANIMALS permitted, provided that the tract upon which such animals are kept shall support a minimum land area of one hundred thousand (100,000) square feet. In no instance shall the shelters used to contain said animals be closer than one hundred (100) feet from any property boundary.
- [10] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line. [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [11] Permitted only if operated as a customary home occupation (Refer to definition in µ 170-6B)
- [12] Veterinary Office, Animal Hospital uses are allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7) . [Added 1-22-2003 by Ord. No. 35].
- [13] Shelters and runs used to house and/or contain animals shall be no closer than one hundred (100) feet from any property line and must support a minimum tract size of one hundred thousand (100,000) square feet. [Amended 8-1-90 by Ord. 8-90]

SPECIAL EXCEPTION CRITERIA ASSISTED LIVING FACILITY:

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 7,500 square feet of lot area in the R-40 District.
- C. Parking lots and service areas are screened from abutting residential uses.
- D. The facility shall obtain a license from the State of New Hampshire.

CONGREGATE CARE FACILITY [Added 09-15-93 by Ord. No. 19-93] Congregate Care Facility is allowed as a Special Exception in accordance with the density and provisions stated below:

- A. In the R-40 District in areas not serviced by City water and sewer utilities at a density of one unit per 10,000 sq. ft. of land; in the R-40 District in areas serviced by City water and sewer utilities at a density of one unit per 7,500 sq. ft. of land;

- B. Provided that parking and service areas are screened from abutting residential uses.

CONTINUING CARE COMMUNITY FACILITY :

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 7,500 square feet of lot area in the R-40 District.
- C. Parking lots and service areas are screened from abutting residential uses.
- D. The facility shall obtain a license from the State of New Hampshire.

Elderly Assisted Care Home. [Added 09-15-93 by Ord. No. 19-93]

Elderly Assisted Care Home is allowed by Special Exception in accordance with the densities and provisions stated below:

- A. Elderly Assisted Care Homes larger than 6 bedrooms shall meet the following density requirements: In the R-40 District in areas not serviced by City water and sewer utilities at a density of one bedroom per 10,000 sq. ft. of land; in the R-40 District in areas serviced by City water and sewer utilities at a density of one bedroom per 7,500 sq. ft.;
- B. Provided that parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]

Helicopter Take offs and Landings

Helicopter take offs and landings are allowed as a special exception subject to the following conditions:

- A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- E. The conditions for granting a Special Exception, contained in Chapter 170-52-C(3), must also be satisfied

Junkyard.

A junkyard may only be permitted upon the determination that the property values of land adjacent to such use will not be compromised. Conditions may include but not be limited to the provision of adequate and properly maintained screening around land so used.

MANUFACTURED HOUSING Parks.

MANUFACTURED HOUSING parks shall be subject to the following regulations:

- A. The proposed park must conform to the Mobile Home Chapter of the Code (Ch. 126, Mobile Home Parks)
- B. All plans for the proposed park must have been granted preliminary approval from the Dover Planning Board.
- C. A determination by the Zoning Board of Adjustment that the proposed MANUFACTURED HOUSING will not adversely affect overall land values in the neighborhood.
- D. A determination by the Zoning Board of Adjustment that the proposed MANUFACTURED HOUSING will not result in the creation of hazardous traffic conditions.

Nursing Home. [Added 09-15-93 by Ord. No. 19-93]

Nursing Home is allowed as a Special Exception in accordance with the density and provisions stated below:

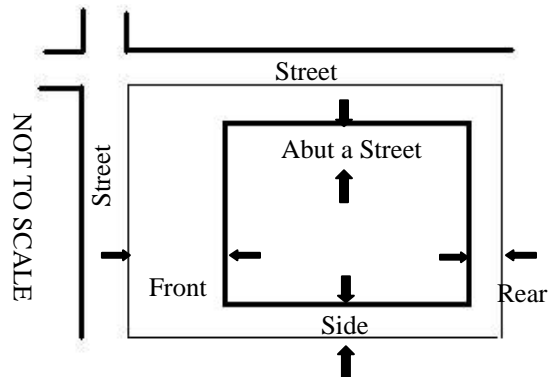
- A. In the R-40 District in areas not serviced by City water and sewer utilities at a density of one bedroom per 10,000 sq. ft. of land; in the R-40 District in areas serviced by City water and sewer utilities at a density of one bedroom per 7,500 sq. ft. of land;
- B. Provided that parking and service areas are screened from abutting residential uses.

Low Density Residential (R-20) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1) (2)	
Min. LOT Size (3) (4)	20,000 sf
FRONTAGE (feet)	125 ft
LOT Coverage	30%
SETBACKS - PRINCIPAL BUILD-	
Front/ Abut a Street	*
Side	20
Rear	30
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front/ Abut a Street	*
Side SETBACK	10
Rear SETBACK	10
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	35
OUTBUILDING	35

* The front setback and abut a street shall be a build to line no closer than twenty (20) feet and no greater than thirty five (35) feet to the front LOT line. Expansions to, or renovations of, existing structures have a twenty (20) foot setback.



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	1
Maximum SIGN Area	16 sf*
* Cust. Home Occupation SIGN Max 2 Sf a Development Identification sign may be 20 sf	
SETBACKS - FREESTANDING SIGN	
SIGN	10'
SIGN Type	
FREESTANDING	Yes
PROJECTING	Yes
WALL/Awning	No
TEMPORARY	No

Permitted Uses
ACCESSORY DWELLING UNIT
ADULT DAY CARE (5)
ASSEMBLY HALL
Bank (5)
Beauty and Barber Shop (5)
BED and BREAKFAST
CHILD CARE FACILITY
CHILD CARE HOME
CONSERVATION LOT
Conversion of Existing Dwelling to Accommodate not more than 2 units (6)
Dwelling, 2 Family (7)
Dwelling, 3 To 4 family (7)
DWELLING, SINGLE FAMILY
EDUCATIONAL INSTITUTION, K-12
FARM (8)
FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling (9)
OFFICE (10) (5)
PERSONAL SERVICE ESTABLISHMENT (5)
PUBLIC RECREATION
Public Utility (11)
Retail Sale of Agricultural or Farm Products Raised on Site
ROADSIDE FARM STAND (12)
Theater (5)
Veterinary Office, Animal Hospital or KENNEL (13)

Uses Via Special Exception (see 170-52 & OVER)
ASSISTED LIVING FACILITY
CONGREGATE CARE FACILITY
CONTINUING CARE COMMUNITY FACILITY
EDUCATIONAL INSTITUTION, POST SECONDARY
ELDERLY ASSISTED CARE HOME
Helicopter Take Offs & Landings
NURSING HOME

[1] In the case of an Open Space Subdivision, in accordance with Article IV of Chapter 155 of the Code of Dover, the dimensional requirements shall be as specified in § 155-22 of the Code of the City of Dover, 1983. [Added 6-10-87 by Ord. No. 13-87]

- [2] Refer to µµ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [3] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [4] Refer to Chapter 155, Subdivision of Land, Article IV for the minimum lot size for a major Subdivision. Any major subdivision in an R-20 district, must follow the procedures for an OSS if the original lot meets the minimum lot size required. [Amended 1-22-2003 by Ord. No. 35]
- [5] Use is allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7) . [Added 1-22-2003 by Ord. No. 35].
- [6] Any dwelling unit existing on or before May 27, 1964, may be converted, provided that the lot shall contain at least four thousand (4,000) square feet per dwelling unit and a minimum floor area of five hundred (500) square feet per dwelling unit.
- [7] Use is allowed when included within an Open Space Subdivision with commercial components. (See 155.22 section 7). [Added 1-22-2003 by Ord. No. 35].
- [8] FARM ANIMALS permitted, provided that the tract upon which such animals are kept shall support a minimum land area of one hundred thousand (100,000) square feet. In no instance shall the shelters and pens or runs used to contain said animals be closer than one hundred (100) feet from any property boundary.
- [9] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line . [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [10] Permitted only if operated as a customary home occupation (Refer to definition in µ 170-6B)
- [11] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- [12] ROADSIDE FARM STANDs shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than two hundred (200) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area and building area shall not exceed six hundred (600) square feet. Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 sq. ft. of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases.
- [13] Veterinary Office, Animal Hospital uses are allowed as a commercial component to an Open Space Subdivision. (See 155.22 section 7) [Added 1-22-2003 by Ord. No. 35]. Shelters and runs used to house and/or contain animals shall be no closer than one hundred (100) feet from any property line and must support a minimum tract size of one hundred thousand (100,000) square feet.

SPECIAL EXCEPTION CRITERIA

ASSISTED LIVING FACILITY:

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 5,000 square feet of lot area in the R-20 District.
- C. Parking lots and service areas are screened from abutting residential uses.
- D. The facility shall obtain a license from the State of New Hampshire.

Congregate Care Facility. [Added 09-15-93 by Ord. No. 19-93]

Congregate Care Facility is allowed as a Special Exception in accordance with the density and provisions stated below:

- A. In the R-20 District at one unit per 5,000 sq. ft. of land;
- B. Provided that parking and service areas are screened from abutting residential uses.

CONTINUING CARE COMMUNITY FACILITY :

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 5,000 square feet of lot area in the R-20 District.
- C. Parking lots and service areas are screened from abutting residential uses.
- D. The facility shall obtain a license from the State of New Hampshire.

Elderly Assisted Care Home. [Added 09-15-93 by Ord. No. 19-93]

Elderly Assisted Care Home is allowed by Special Exception in accordance with the densities and provisions stated below:

- A. Elderly Assisted Care Homes larger than 6 bedrooms shall meet the following density requirements: In the R-20 District at a density of one bedroom per 5,000 sq. ft.;
- B. Provided that parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]

Helicopter Take offs and Landings

Helicopter take offs and landings are allowed as a special exception subject to the following conditions:

- A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- E. The conditions for granting a Special Exception, contained in Chapter 170-52-C(3), must also be satisfied

Nursing Home. [Added 09-15-93 by Ord. No. 19-93]

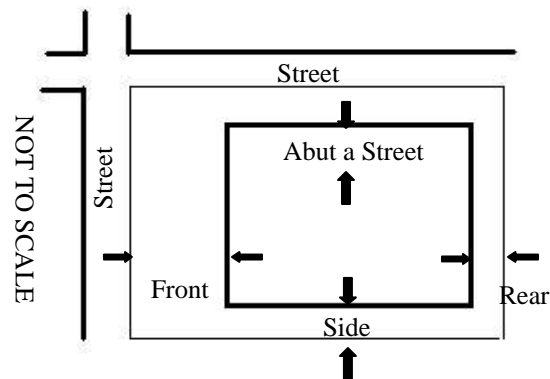
Nursing Home is allowed as a Special Exception in accordance with the density and provisions stated below:

- A. In the R-20 District at one unit per 5,000 sq. ft. of land;
- B. Provided that parking and service areas are screened from abutting residential uses.

Medium Density Residential (R-12) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1) (2)	
Min. LOT Size (3) (4)	12,000 sf
FRONTAGE (feet)	100 ft
LOT Coverage	30%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/ Abut a Street	(5)
Side	15
Rear	30
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front/ Abut a Street	(5)
Side SETBACK	10
Rear SETBACK	10
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	35
OUTBUILDING	35



The PRINCIPAL STRUCTURE shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	1
Maximum SIGN Area	16 sf*
* Cust. Home Occupation Sign Max 2 Sf a Development Identification sign may be 20 sf	
SETBACKS - FREESTANDING SIGN	
SIGN	10'
SIGN Type	
FREESTANDING	Yes
PROJECTING	Yes
WALL/Awning	No
TEMPORARY	No

Permitted Uses
ACCESSORY DWELLING UNIT
ASSEMBLY HALL
BED and BREAKFAST
CHILD CARE FACILITY
CONSERVATION LOT
CHILD CARE HOME
Conversion of Existing Dwelling to Accommodate not more than 2 units (6)
Dwelling, 2 Family (7)
DWELLING, SINGLE FAMILY
EDUCATIONAL INSTITUTION, K-12
EDUCATIONAL INSTITUTION, POST SECONDARY
FARM (8)
FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling (9)
OFFICE (10)
PUBLIC RECREATION
Public Utility (11)
ROADSIDE FARM STAND (12)

Uses Via Special Exception (see 170-52)
ELDERLY ASSISTED CARE (SEE OVER)

- [1] In the case of an Open Space Subdivision, in accordance with Article IV of Chapter 155 of the Code of Dover, the dimensional requirements shall be as specified in § 155-22 of the Code of the City of Dover, 1983. [Added 6-10-87 by Ord. No. 13-87]
- [2] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [3] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [4] Refer to Chapter 155, Subdivision of Land, Article IV for the minimum lot size for a major Subdivision. Any major subdivision in an R-12 district, must follow the procedures for an OSS if the original lot meets the minimum lot size required. [Amended 1-22-2003 by Ord. No. 35]
- [5] For new subdivisions, the APPLICANT shall calculate the average setbacks of all lots within the same zone located within five hundred (500) feet from the exterior lot lines of the original lot to be subdivided. This dimension shall be considered to be a build to line. Regardless of the average, in no case shall the build to line be closer than five (5) feet to the front LOT line. Expansions to, or renovations of, structures on existing lots have a twenty five (25) foot setback. Vacant lots created prior to December 2009, have a build to line no closer than five (5) feet and no greater than twenty five (25) feet to the front LOT line.
- [6] Any dwelling unit existing on or before May 27, 1964, may be converted, provided that the lot shall contain at least four thousand (4,000) square feet per dwelling unit and a minimum floor area of five hundred (500) square feet per dwelling unit.
- [7] Two family dwellings are permitted in the R-12 Districts when incorporated in an open space subdivision and comply with all regulations specified in Chapter 155, Subdivision of Land, Article IV, Open Space Subdivisions, of the Code of the City of Dover, 1983 [Added 9-14-88 by Ord No. 13-88] [Amended 1-15-03 by Ord No. 35-11]
- [8] Shall not include the raising and sale of FARM ANIMALS; the breeding, boarding, and training of equines, and equine riding instruction; the commercial raising, harvesting, and sale of fresh water fish or other aquaculture products; and/or the breeding of poultry or game birds.
- [9] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line. [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [10] Permitted only if operated as a customary home occupation (Refer to definition in § 170-6B)

- [11] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- [12] ROADSIDE FARM STANDS shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than two hundred (200) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area, including the building, shall not exceed four hundred (400) sq. ft. Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 sq. ft. of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases."

SPECIAL EXCEPTION CRITERIA

ELDERLY ASSISTED CARE HOME [Added 09-15-93 by Ord. No. 19-93]

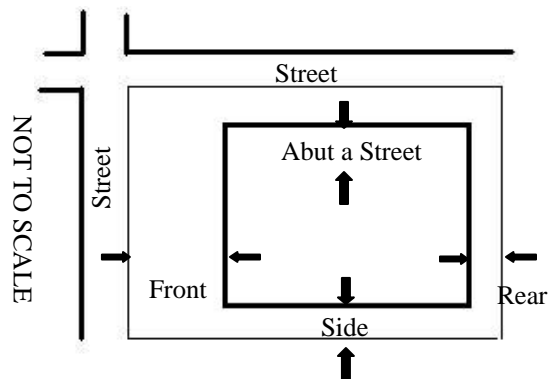
Elderly Assisted Care Home is allowed by Special Exception in accordance with the densities and provisions stated below:

- A. ELDERLY ASSISTED CARE HOMES larger than 6 bedrooms shall meet the following density requirements: In the R-12 District at a density of one bedroom per 3,000 sq. ft.;
- B. Provided that parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]

Suburban Density Multi-Residential (RM-SU) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	20,000 sf
FRONTAGE (feet)	100 ft
LOT Coverage	40%
SETBACKS - PRINCIPAL BUILD-	
Front/ Abut a Street	50
Side	20
Rear	20
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front SETBACK	50
Side SETBACK	10
Rear SETBACK	10
Abut-a-street SETBACK	50
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	40
OUTBUILDING	40



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	1
Maximum SIGN Area	16 sf*
* Cust. Home Occupation Sign Max 2 Sf a Development Identification sign may be 20 sf	
SETBACKS - FREESTANDING SIGN	
SIGN	10'
SIGN Type	
FREESTANDING	Yes
PROJECTING	Yes
WALL/Awning	No
TEMPORARY	No

Permitted Uses
ACCESSORY DWELLING UNIT
ADULT DAY CARE
ASSEMBLY HALL
CHILD CARE FACILITY
CHILD CARE HOME
Conversion of Existing Dwelling to Accommodate 5 or more units (3)
Conversion of Existing Dwelling to Accommodate not more than 4 units (3)
Dwelling, 2 Family
Dwelling, 3-4 Family (3)
DWELLING, MULTI-FAMILY (3)
DWELLING, SINGLE FAMILY (4)
EDUCATIONAL INSTITUTION, K-12
FARM (5)
FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling (6)
OFFICE (7)
PUBLIC RECREATION
Public Utility (8)
ROADSIDE FARMSTAND (9)

Uses Via Special Exception (see 170-52 & OVER)
ELDERLY ASSISTED CARE HOME

- [1] Refer to μ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] Provided that the lot upon which such multifamily residence is to be constructed shall contain at least ten thousand (10,000) square feet for each dwelling unit. [Amended 02/17/99 by Ord. No. 25-98]
- [4] A single-family residential dwelling may be constructed within this zoning district under the same dimensional regulations that govern development in a R-20 District.
- [5] Shall not include the raising and sale of FARM ANIMALS; the breeding, boarding, and training of equines, and equine riding instruction; the commercial raising, harvesting, and sale of fresh water fish or other aquaculture products; and/or the breeding of poultry or game birds.
- [6] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line . [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [7] Permitted only if operated as a customary home occupation (Refer to definition in μ 170-6B)
- [8] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- [9] ROADSIDE FARM STANDS shall be set back a minimum of twenty (20) feet from all abutting vehicular rights-of-way. The area of any BUILDING associated with the ROADSIDE FARM STAND shall not be greater than four hundred (400) square feet in area, and shall be considered an accessory structure if a residence is also located on the property. The total of the display area and building area shall not exceed 1,000 sq. ft. Off-street parking shall be provided in the amount of one (1) off-street parking space per 250 sq. ft. of display and building area, and all required parking spaces shall have safe access to and from a public street. A certificate of use issued by the Zoning Administrator and a driveway permit shall be required in all cases

SPECIAL EXCEPTION CRITERIA

Elderly Assisted Care Home. [Added 09-15-93 by Ord. No. 19-93]

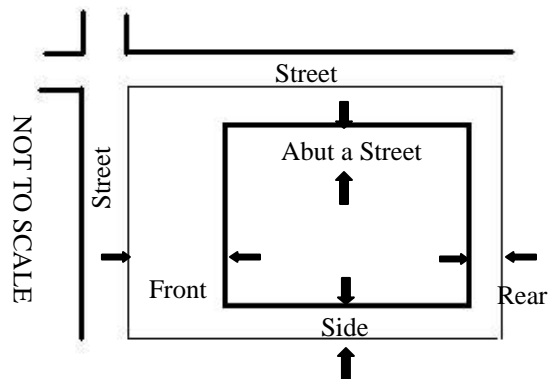
Elderly Assisted Care Home is allowed by Special Exception in accordance with the densities and provisions stated below:

- A. Elderly Assisted Care Homes larger than 6 bedrooms shall meet the following density requirements: In the RM-SU District at a density of one bedroom per 5,000 sq. ft.;
- B. Provided that parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]

Urban Density Multi-Residential (RM-U) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	10,000 sf
FRONTAGE (feet)	80 ft
LOT Coverage	40%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/ Abut a Street	(3)
Side	15
Rear	15
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front/ Abut a Street	(3)
Side SETBACK	10
Rear SETBACK	10
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	40
OUTBUILDING	40



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	1
Maximum SIGN Area	16 sf*
* Cust. Home Occupation Sign Max 2 Sf a Development Identification sign may be 20 sf	
SETBACKS - FREESTANDING SIGN	
SIGN	10'
SIGN Type	Allowed
FREESTANDING	Yes
PROJECTING	Yes
WALL/Awning	No
TEMPORARY	No

Permitted Uses
ACCESSORY DWELLING UNIT
ADULT DAY CARE
ASSEMBLY HALL
CHILD CARE FACILITY
CHILD CARE HOME
CONSERVATION LOT
Conversion of Existing Dwelling to Accommodate not more than 2 units (4)
Dwelling, 2 Family
DWELLING, SINGLE FAMILY
EDUCATIONAL INSTITUTION, K-12
FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling (5)
Funeral Parlor
OFFICE (6)
PUBLIC RECREATION
Public Utility (7)
ROOMING HOUSE

Uses Via Special Exception (see 170-52 & OVER)
ASSISTED LIVING FACILITY
Beauty and barbershop
CONGREGATE CARE FACILITY
CONTINUING CARE COMMUNITY FACILITY
Conversion of Existing Dwelling to accommodate not more than 4 units
Dwelling, 3 to 4 Family
ELDERLY ASSISTED CARE HOME
GROUP HOME FOR MINORS
NURSING HOME
Retail Store

- [1] Refer to µµ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] The front setback and abut a street shall be calculated by determining the setbacks of all lots within the same zone located with 500 feet from the exterior lot lines of the original lot to be subdivided. *For new construction*, this dimension shall be considered to be a build to line, as opposed to a setback. *For expansions*, it will remain a setback. Regardless of the average, in no case shall the build to line be closer than five (5) feet to the front lotline.
- [4] Provided that the lot contains at least two thousand (2,000) square feet for each dwelling unit plus an additional five hundred (500) square feet for every bedroom contained in such multiunit residence. A maximum of four (4) units per lot is allowed.
- [5] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line. [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [6] Permitted only if operated as a customary home occupation (Refer to definition in µ 170-6B)
- [7] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]

**SPECIAL EXCEPTION CRITERIA
ASSISTED LIVING FACILITY:**

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 2,500 square feet of lot area in the RM-U District.
- C. Parking lots and service areas are screened from abutting residential uses.
- D. The facility shall obtain a license from the State of New Hampshire.

Barber- and Beauty Shops

Barber- and beauty shops shall be subject to the following regulations:

- A. No more than one (1) operator's chair is permitted.
- B. No assistants are to be employed.
- C. All operators are to be members of the immediate family who reside in the home.
- D. All such uses shall conform to the regulations governing customary home occupations in 170-6B.

CONGREGATE CARE FACILITY. [Added 09-15-93 by Ord. No. 19-93]

Congregate Care Facility is allowed as a Special Exception in accordance with the density and provisions stated below:

- A. In the RM-U District at one unit per 2,500 sq. ft. of land;
- B. Provided that parking and service areas are screened from abutting residential uses.

CONTINUING CARE COMMUNITY FACILITY :

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 5,000 square feet of lot area in the R-20 District.
- C. Parking lots and service areas are screened from abutting resi-

dential uses.

- D. The facility shall obtain a license from the State of New Hampshire.

Dwelling, 3-4 Family. [Added 3-25-87 by Ord. No. 6-87]

Three- or four-family dwellings and conversions of existing dwellings to three (3) or four (4) units shall be subject to the following regulations:

- A. The specific site must have an amount of open space, either landscaped or left natural, at least equal to the average amount of open space on all developed lots in the RM-U District that are wholly or partly within two hundred (200) feet of the subject parcel. Existing parking areas, either gravel, paved or unpaved, shall not be considered to be open space.
- B. Off-street parking, in accordance with Chapter 149, Site Review, shall be provided as to avoid vehicles backing into the street. Two (2) parking spaces per unit shall be required.
- C. Parking lots shall be at least five (5) feet from a side property line and ten (10) feet from a front property line.
- D. Parking areas shall be screened from the street and from abutting lots.
- E. Structures shall be at least twenty (20) feet from a front property line, fifteen (15) feet from a rear property line and fifteen (15) feet from a side property line unless abutting a street, in which case, the distance from the side property line shall be twenty (20) feet.

ELDERLY ASSISTED CARE FACILITY. [Added 09-15-93 by Ord. No. 19-93]

Elderly Assisted Care Home is allowed by Special Exception in accordance with the densities and provisions stated below:

- A. Elderly Assisted Care Homes larger than 6 bedrooms shall meet the following density requirements: In the RM-U District at a density of one bedroom per 2,500 sq. ft.;
- B. Provided that parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]

GROUP HOME FOR MINORS [Added 09-01-93 by Ord. No. 20-93]

Group Home for Minors shall be subject to the following conditions:

- A. The group home site shall be compatible with abutting uses.
- B. The group home shall be located in areas of transitional land use or mixed land uses.
- C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want said screening.
- D. Open space shall be maintained on the property in an amount comparable to the neighborhood.
- E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.

NURSING HOME. [Added 09-15-93 by Ord. No. 19-93]

Nursing Home is allowed as a Special Exception in accordance with the density and provisions stated below:

- A. In the RM-U District at one unit per 2,000 sq. ft. of land;
- B. Provided that parking and service areas are screened from abutting residential uses.

Retail Store [Added 12-08-10 by Ord. No. 2010-10.27-13]

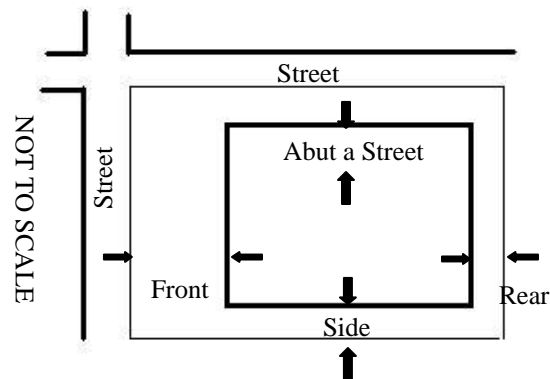
A Retail Store shall be subject to the following regulations:

- A. The store shall contribute to a NEIGHBORHOOD feel and be pedestrian friendly.
- B. The store shall be no larger than 2,000 square feet.
- C. No more than half of the required parking necessary shall be on-site parking, which shall be screened from abutting residential LOTS.
- D. Any loading or unloading of products shall not disrupt NEIGHBORHOODS or traffic flow.
- E. The proposed use shall be compatible with the surrounding NEIGHBORHOOD.
- F. Hours of operation shall be limited to 6 am to 9 pm Sunday – Thursday, and 6 am to 10 pm Friday and Saturday.

Neighborhood Business (B-1) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	10,000 sf
FRONTAGE (feet)	100 ft
LOT Coverage	50%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/ Abut a Street	15
Side	10
Rear	15
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front/ Abut a Street	15
Side SETBACK	10
Rear SETBACK	10
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	40
OUTBUILDING	40



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	1
Maximum SIGN Area	(3)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	20'
SIGN Type	
FREESTANDING	(4)
PROJECTING	(5)
WALL/Awning	(6)
TEMPORARY	No

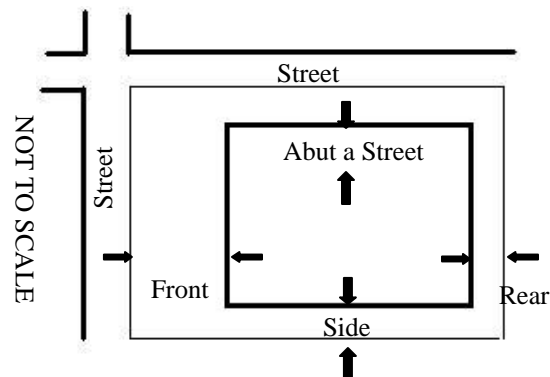
Permitted Uses
ACCESSORY DWELLING UNIT
ASSEMBLY HALL
Bank
Barber and Beauty Shop
BED AND BREAKFAST
CHILD CARE FACILITY
CHILD CARE HOME
DWELLING, SINGLE FAMILY
Eating and Drinking Establishment (7)
EDUCATIONAL INSTITUTION, POST SECONDARY
FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling (8)
OFFICE
PERSONAL SERVICE ESTABLISHMENT
Public Utility (9)
Retail Store

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] 1sf of sign area for each 3' of lineal business frontage. Max. height is 16' or to the bottom of the sills of the first level of windows above the first floor, whichever is lowest.
- [4] Max. height sixteen (16) feet in height or twelve (12) square feet in area, regardless of the number of individual tenants within the building
- [5] Max. size: 8sf.
- [6] Max. size: 16sf.
- [7] If fully enclosed with no drive-in service.
- [8] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line . [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [9] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]

Thoroughfare Business (B-3) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	20,000 sf
FRONTAGE (feet)	125 ft
LOT Coverage	50%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/ Abut a Street	50
Side	12
Rear	15
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front SETBACK	50
Side SETBACK	10
Rear SETBACK	10
Abut-a-street SETBACK	50
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	40
OUTBUILDING	40



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	2
Maximum SIGN Area	(3)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	50'
SIGN Type Allowed	
FREESTANDING	(4)
PROJECTING	(5)
WALL/Awning	(4)
TEMPORARY	(6)

Permitted Uses
AUTO SERVICE STATION
Bank
Barber and beauty Shop
BED and BREAKFAST
CHILD CARE FACILITY
COMMERCIAL PARKING FACILITY
COMMERCIAL RECREATION
Eating and Drinking Establishment (7)
EDUCATIONAL INSTITUTION, POST SECONDARY
HOTELMOTEL
New Car Sales
OFFICE
PERSONAL SERVICE ESTABLISHMENT
Public Utility (8)
PUBLISHING FACILITY
Retail Store
Theater
USED CAR LOT (9)

Uses Via Special Exception (see 170-52 & OVER)
ADULT BOOKSTORE AND/ OR VIDEO STORE
ADULT CABARET
Conversion of Existing Dwelling to Accommodate not more than 2 units
DWELLING, MULTI-FAMILY
Helicopter Take Offs & Landings
VEHICLE REFUELING AND RECHARGING STATION

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] 2sf of sign area for each lineal foot of business frontage.
- [4] Max. size: 1sf per lineal foot of business frontage. Max. height is 30'
- [5] Max. size: 60 sf. Max. height is 25' above ground elevation, or the bottom of the sills of the first level of windows above the first floor, whichever is lowest.
- [6] 6 month permits granted for new businesses. Max. height is 4'. Max size: 32sf
- [7] If the eating and drinking establishment has drive-in services, said service shall be setback either 50' from a residential abutting lot line, or 100' from the abutting residential structure whichever is greater. [Added 1-22-2003 by Ord. No. 35].
- [8] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- [9] If an accessory use to a new car dealership. [Amended 8-1-90 by Ord. 8-90]

SPECIAL EXCEPTION CRITERIA

Adult Bookstore and/or Video Store, Adult Cabaret [Added 10-20-93 by Ord. No. 28-93]

Adult Bookstore and/or Video Store and Adult Cabaret shall be subject to the following conditions:

- A. An Adult Bookstore, Video Store or Cabaret shall be at least 500 feet from a parcel of land containing an existing residential use.
- B. An Adult Bookstore, Video Store or Cabaret shall be at least 1000 feet from a parcel of land containing a school, church, community park or public recreational area.
- C. No adult Bookstore, Video Store or Cabaret shall be permitted within 1000 ft. of an existing similar use.
- D. The proposed use shall comply with all other state statutes, and city ordinances and codes.

Helicopter Take offs and Landings

Helicopter take offs and landings are allowed as a special exception subject to the following conditions:

- A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- E. The conditions for granting a Special Exception, contained in Chapter 170-52-C(3), must also be satisfied

Multi Family Dwelling

Provided that the lot contain at least five thousand (5,000) square feet for each dwelling unit. Dwelling units are allowed only in the second story or higher of a newly constructed structure. Amended 8/13/08 by Ord. No 2008.07.23-9]

VEHICLE REFUELING/RECHARGING STATIONS.

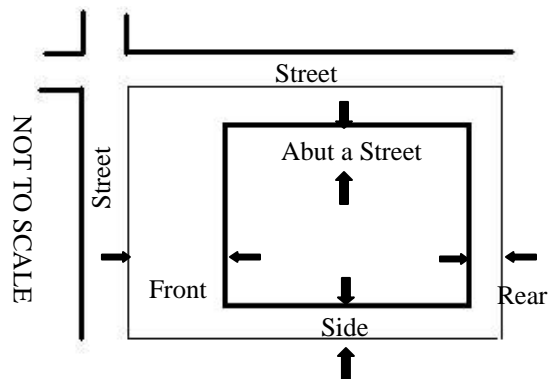
- A. The use of land for vehicle refueling/recharging station may only be permitted upon the determination that the property values of adjacent land will not be compromised. Any vehicle refueling/recharging station which discontinues operations for a period in excess of one hundred eighty (180) days shall be required to file a new application for a special exception with the Zoning Board of Adjustment. Such conditions may include, but need not be limited to, the provision of adequate and properly maintained screening around land so used.
- B. The minimum lot size shall be eighty thousand (80,000) square feet; the minimum lot width shall be one hundred fifty (150) feet. Thirty percent (30%) of the subject parcel shall be open/green space. The total permitted sign area shall not exceed one-hundred (100) square feet.
- C. If a drive-in thru service is proposed, said facility shall be setback either fifty (50) feet from a residential abutting lot or one-hundred (100) feet from the abutting residential structure, whichever is greater. Additionally, adequate vegetative or fence screening shall be constructed. Audible ordering system design features shall include, but not be limited to; non-audible ordering systems (touchpad or human contact) shall be utilized, and hours of operation for the drive-in portion of the business shall be limited to 6:00 a.m. to 9:00 p.m.
- D. No fuel storage tanks may be constructed or enlarged closer than one-hundred (100) feet to any Conservation District.

Hotel/Retail District (B-4) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	5 Acres
FRONTAGE (feet)	400 ft
LOT Coverage	33% (3)
SETBACKS - PRINCIPAL BUILDING (FEET) (4)	
Front/ Abut a Street	50
Side	75
Rear	75
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)*	
Front SETBACK	75
Side SETBACK	10
Rear SETBACK	10
Abut-a-street SETBACK	75
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	55
OUTBUILDING	55

* Parking areas shall be set back at least twenty-five (20) feet from property lines. [Added 7-8-87 by Ord. No. 15-87]



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	2
Maximum SIGN Area	(5)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTAND-	
Building	0'
SIGN Type	
FREESTANDING	(6)
PROJECTING	No
WALL/Awning	(7)
TEMPORARY	No

Permitted Uses
Bank
CHILD CARE FACILITY
COMMERCIAL PARKING FACILITY
COMMERCIAL RECREATION FACILITY
Drive In Theater
Eating and Drinking Establishment (8)
EDUCATIONAL INSTITUTION POST SECONDARY
FARM
HOTEL/MOTEL
Liquor Store
OFFICE
PERSONAL SERVICE ESTABLISHMENT
PUBLISHING FACILITY
Retail Sale of Agricultural or Farm Products Raised
Retail Store
Theater
Veterinary Office, Animal Hospital or KENNEL

Uses Via Special Exception (see 170-52 & OVER)

Helicopter Take Offs & Landings

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] At least thirty-three percent (33%) of the site shall be maintained as open space, either landscaped or left natural. A maximum of thirty-three percent (33%) of the site can be covered by buildings [Added 10-26-88 by Ord. No. 18-88]
- [4] Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enactment of the B-4 Zoning District. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18- 88]
- [5] 1sf of sign area for each lineal foot of business frontage. See regulations for businesses bordering the Spaulding Tpk
- [6] Max. size: 60sf Max. height is 16'. One Sign per side of frontage. Freestanding signs shall be located on low planter walls or be monument signs. Signs shall be designed and located to be visible from both pedestrian and vehicular areas, and shall should be designed to further the design theme of the building and be consistent with any sign package. Paint sign backgrounds and sign cabinets to complement building colors.
- [7] Provide building signage that is proportional to the SCALE of the tenant façade. Signs should be designed to further the design theme of the building and be consistent with any sign package. Paint sign backgrounds and sign cabinets to complement building colors.
- [8] If fully enclosed with no drive-in service.

SPECIAL EXCEPTION CRITERIA

Helicopter Take offs and Landings

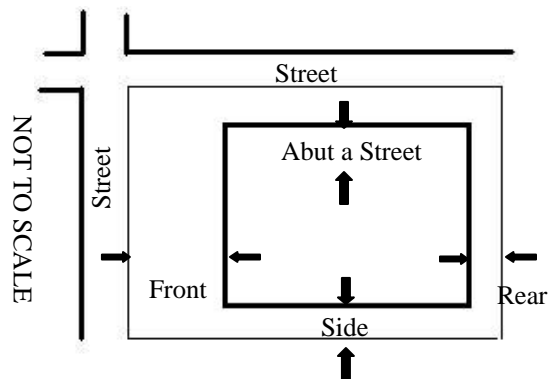
Helicopter take offs and landings are allowed as a special exception subject to the following conditions:

- A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- E. The conditions for granting a Special Exception, contained in Chapter 170-52-C(3), must also be satisfied

Gateway (B-5) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	20,000 sf
FRONTAGE (feet)	125 ft
LOT Coverage	50% (3)
SETBACKS - PRINCIPAL BUILDING (FEET) (4)	
Front/ Abut a Street	50
Side	12
Rear	15
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front SETBACK	75
Side SETBACK	10
Rear SETBACK	10
Abut-a-street SETBACK	75
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	40
OUTBUILDING	40



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	3
Maximum SIGN Area	(5)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	0'
SIGN Type	
FREESTANDING	(6)
PROJECTING	No
WALL/Awning	(7)
TEMPORARY	(8)

Permitted Uses
AUTO SERVICE
ADULT DAY CARE
Bank
Barber and Beauty Shop
CHILD CARE FACILITY
Clinic
COMMERCIAL PARKING FACILITY
COMMERCIAL RECREATION
Eating and Drinking Establishment (9)
EDUCATIONAL INSTITUTION, POST SECONDARY
HOTEL/MOTEL
Liquor Store
New Car Sales
OFFICE
PERSONAL SERVICE ESTABLISHMENT
PUBLIC RECREATION FACILITIES
PUBLISHING FACILITY
Retail Store
Theater
VEHICLE REFUELING/RECHARGING STATION

Uses Via Special Exception (see 170-52)

Helicopter Take Offs & Landings (SEE OVER)

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] At least fifteen (15%) of the site shall be maintained as open space and shall have a detailed landscape plan approved by the Planning Board.
- [4] A continuous visual buffer of either vegetation or fencing shall separate buildings and parking areas from existing residential structures located to the rear and side of any proposal.
- [5] 1sf of sign area for each lineal foot of business frontage. See regulations for businesses bordering the Spaulding Tpk
- [6] Max. height 20'
- [7] Max.size: 1sf of sign per lineal foot of tenancy
- [8] 6 month permits granted for new businesses. Max. height is 4'. Max size: 32sf
- [9] If the eating and drinking establishment has drive-in services, said service shall be setback either 50' from a residential abutting lot line, or 100' from the abutting residential structure whichever is greater. [Added 1-22-2003 by Ord. No. 35].

SPECIAL EXCEPTION CRITERIA

Helicopter Take offs and Landings

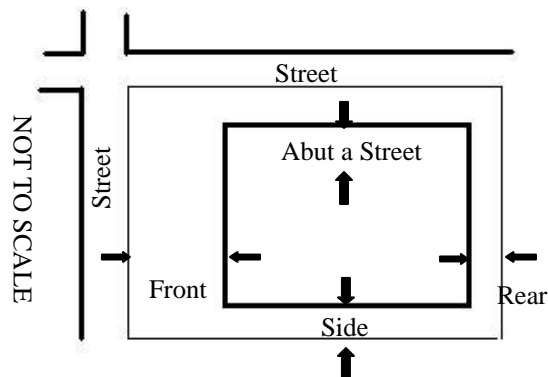
Helicopter take offs and landings are allowed as a special exception subject to the following conditions:

- A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- E. The conditions for granting a Special Exception, contained in Chapter 170-52-C(3), must also be satisfied

Restricted Industrial (I-1) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	40,000
FRONTAGE (feet)	150 ft
LOT Coverage	50%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/Abut a Street	50
Side	15
Rear	25
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front SETBACK	50
Side SETBACK	10
Rear SETBACK	10
Abut-a-street SETBACK	50
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	50 (3)
OUTBUILDING	40



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	2
Maximum SIGN Area	(4)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	35'
SIGN Type	
FREESTANDING	(5)
PROJECTING	Yes
WALL/Awning	Yes
TEMPORARY	No

Permitted Uses (6)	
CHILD CARE FACILITY	
COMMERCIAL PARKING FACILITY	
Establishments for the manufacture assembly, services and repair of the products listed below:	
<ul style="list-style-type: none"> • Drugs • Office, computing and accounting machines • Radio and television receiving equipment • Communication equipment • Electronic components and Engineering, laboratory, scientific and research instruments and associated equipment • Measuring and controlling instruments • Optical instruments and lenses • Surgical, medical and dental instruments and supplies • Photographic equipment and supplies • Electrotherapeutic, electro-medical and X-ray apparatus 	
FARM	
Fuel, Oil, or Gas Storage	
Helicopter Take Offs & Landings (8)	
HOTEL/MOTEL	
LIGHT INDUSTRY	
Liquor Store	
New Car Sales	
OFFICE	
Open Storage (7)	
PERSONAL SERVICE ESTABLISHMENT	
PUBLIC RECREATION	
Public Utility	
PUBLISHING FACILITY	
Retail Sale of Agricultural or Farm Products Raised on Site	
Trucking Terminal	
Veterinary Office, Animal Hospital or KENNEL	
WAREHOUSING	
WHOLESALE	

Uses Via Special Exception (see 170-52 & OVER)	
AUTO SERVICE	
VEHICLE REFUELING AND RECHARGING STATION	

SEE PAGE 2 FOR FOOTNOTES

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.

- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.

- [3] The maximum building heights may be increased to seventy-five (75') feet in the Industrial Districts provided the following conditions are met:
 - A. The additional building height above fifty (50') feet is necessary to meet an industrial function;
 - B. The building is located a minimum of 150 feet from a Residential District, and;
 - C. The Planning Board has granted preliminary approval to the development proposal containing the taller building.
 - D. The building is for a use permitted in the I-1, I-2 or I-4 Zones. [Amended 09-16-92 by Ord. No. 23-92]

- 4. 1sf of sign area for each 100sf of leased space. If less than 700 sf of leased space, then 6sf max

- 5. Max. size: 100sf. Max. height 30'

- 6. See 170-19 Flexible Zoning in the I-1 District, for more uses

- 7. Provided that safety precautions be implemented so to prevent the endangerment of people and property adjacent to said storage. Screening, of at least six (6) feet in height, of all open storage shall be accomplished through use of a fence, wall or vegetal (evergreens) material.

- [8] Helicopter take offs and landings are allowed subject to the following conditions:
 - A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
 - B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
 - C. The facility shall be accessory to the principal use located on the lot.
 - D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.

SPECIAL EXCEPTION CRITERIA

VEHICLE REFUELING AND RECHARGING and AUTO SERVICE STATIONS.

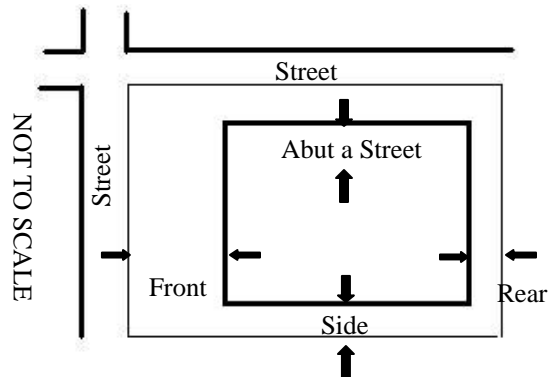
- A. The use of land for a VEHICLE REFUELING AND RECHARGING and AUTO SERVICE STATION may only be permitted upon the determination that the property values of adjacent land will not be compromised. Any VEHICLE REFUELING AND RECHARGING and AUTO SERVICE STATION which discontinues operations for a period in excess of ninety (90) days shall be required to file a new application for a special exception with the Zoning Board of Adjustment. Such conditions may include but need not be limited to the provision of adequate and properly maintained screening around land so used.

- B. The minimum lot size shall be sixty thousand (60,000) square feet, the minimum lot width shall be one hundred fifty (150) feet. Twenty-five percent (25%) of the subject parcel shall be open/green space. The total permitted sign area shall not exceed one hundred (100) square feet.

Rural Restricted Industrial (I-2) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	20,000
FRONTAGE (feet)	100 ft
LOT Coverage	50%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/Abut a Street	35 (3)
Side	10
Rear	10
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front SETBACK	35
Side SETBACK	10
Rear SETBACK	10
Abut-a-street SETBACK	35
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	50 (4)
OUTBUILDING	40



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	2
Maximum SIGN Area	(5)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	35'
SIGN Type	
FREESTANDING	(6)
PROJECT	Yes
WALL/Awning	Yes
TEMPORARY	No

Permitted Uses
CHILD CARE FACILITY
Clinic
COMMERCIAL PARKING FACILITY
COMMERCIAL RECREATION
Eating and Drinking Establishment (7)
EDUCATIONAL INSTITUTION, POST-SECONDARY
Establishments for the manufacture assembly, services and repair of the products listed below:
<ul style="list-style-type: none"> • Drugs • Office, computing and accounting machines • Radio and television receiving equipment • Communication equipment • Electronic components and Engineering, laboratory, scientific and research instruments and associated equipment • Measuring and controlling instruments • Optical instruments and lenses • Surgical, medical and dental instruments and supplies • Photographic equipment and supplies • Electrotherapeutic, electro-medical and X-ray apparatus
FARM (8)
Fuel, Oil, or Gas Storage
Helicopter Take Offs & Landings (9)
HOTEL/MOTEL
Industry
LIGHT INDUSTRY
Liquor Store
New Car Sales
OFFICE
Open Storage (10)
PERSONAL SERVICE ESTABLISHMENT
Public Utility
PUBLISHING FACILITY
Retail Sale of Agricultural or Farm Products Raised on Site
Trucking Terminal
WAREHOUSING
WHOLESALING
Uses Via Special Exception (see 170-52 & OVER)
AUTO SERVICE
VEHICLE REFUELING AND RECHARGING STATION

SEE PAGE 2 FOR FOOTNOTES

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] Except where parcels front Littleworth and Knox Marsh Roads, the front setback shall be 50 feet
- [4] The maximum building heights may be increased to seventy-five (75') feet in the Industrial Districts provided the following conditions are met:
 - A. The additional building height above fifty (50') feet is necessary to meet an industrial function;
 - B. The building is located a minimum of 150 feet from a Residential District, and;
 - C. The Planning Board has granted preliminary approval to the development proposal containing the taller building.
 - D. The building is for a use permitted in the I-1, I-2 or I-4 Zones. [Amended 09-16-92 by Ord. No. 23-92]
- [5] 1sf of sign area for each 100sf of leased space. If less than 700 sf of leased space, then 6sf max
- [6] Max. size: 100sf. Max. height 30'
- [7] If the eating and drinking establishment has drive-in services, said service shall be setback either 50' from a residential abutting lot line, or 100' from the abutting residential structure whichever is greater. [Added 1-22-2003 by Ord. No. 35].
- [8] Shall not include the raising and sale of FARM ANIMALS; the breeding, boarding, and training of equines, and equine riding instruction; the commercial raising, harvesting, and sale of fresh water fish or other aquaculture products; and/or the breeding of poultry or game birds.
- [9] Helicopter take offs and landings are allowed subject to the following conditions:
 - A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
 - B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
 - C. The facility shall be accessory to the principal use located on the lot.
 - D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- [9] Provided that safety precautions be implemented so to prevent the endangerment of people and property adjacent to said storage. Screening, of at least six (6) feet in height, of all open storage shall be accomplished through use of a fence, wall or vegetal (evergreens) material.

SPECIAL EXCEPTION CRITERIA

VEHICLE REFUELING AND RECHARGING and AUTO SERVICE STATIONS.

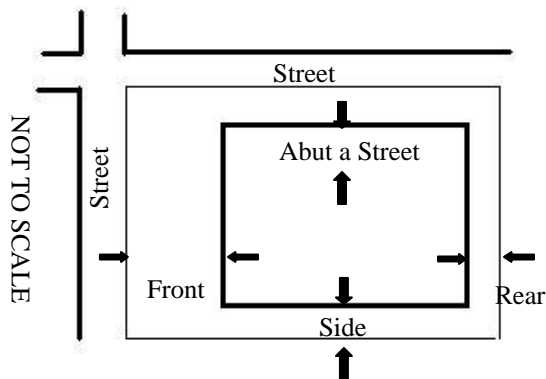
- A. The use of land for a VEHICLE REFUELING AND RECHARGING and AUTO SERVICE STATION may only be permitted upon the determination that the property values of adjacent land will not be compromised. Any VEHICLE REFUELING AND RECHARGING and AUTO SERVICE STATION which discontinues operations for a period in excess of ninety (90) days shall be required to file a new application for a special exception with the Zoning Board of Adjustment. Such conditions may include but need not be limited to the provision of adequate and properly maintained screening around land so used.
- B. The minimum lot size shall be sixty thousand (60,000) square feet, the minimum lot width shall be one hundred fifty (150) feet. Twenty-five percent (25%) of the subject parcel shall be open/green space. The total permitted sign area shall not exceed one hundred (100) square feet.

Assembly and Office (I-4) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	5 Acres
FRONTAGE (feet)	400 ft
LOT Coverage	33% (3)
SETBACKS - PRINCIPAL BUILDING (FEET) (4)	
Front/ Abut a Street	75
Side	75
Rear	75
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)*	
Front SETBACK	75
Side SETBACK	10
Rear SETBACK	10
Abut-a-street SETBACK	75
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	40 (5)
OUTBUILDING	55

* Parking areas shall be set back at least twenty-five (25) feet from property lines. [Added 7-8-87 by Ord. No. 15-87]



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	2
Maximum SIGN Area	(6)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	35'
SIGN Type	
FREESTANDING	(7)
PROJECTING	Yes
WALL/Awning	Yes
TEMPORARY	No

Permitted Uses
CHILD CARE FACILITY
Computer and data processing
Establishments for the manufacture assembly, services and repair of the products listed below:
<ul style="list-style-type: none"> • Drugs • Office, computing and accounting machines • Radio and television receiving equipment • Communication equipment • Electronic components and Engineering, laboratory, scientific and research instruments and associated equipment • Measuring and controlling instruments • Optical instruments and lenses • Surgical, medical and dental instruments and supplies • Photographic equipment and supplies • Electrotherapeutic, electro-medical and X-ray apparatus
EXCAVATION
FARM (8)
Helicopter Take Offs & Landings (9)
Laboratories (scientific, medical chemical) and testing facilities devoted to experimental production, research, product development or similar activity
OFFICE
Public Utility (10)
PUBLISHING FACILITY
Retail Sale of Agricultural or Farm Products Raised on Site
Veterinary Office, Animal Hospital or KENNEL (11)
WAREHOUSING
WHOLESALE

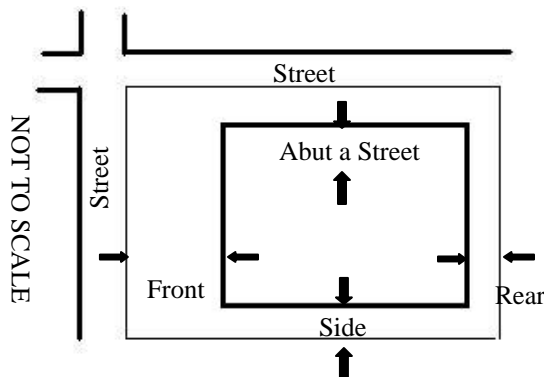
- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] At least thirty-three percent (33%) of the site shall be maintained as open space, either landscaped or left natural. A maximum of thirty-three percent (33%) of the site can be covered by buildings [Added 10-26-88 by Ord. No. 18-88]
- [4] Buildings shall be at least one hundred fifty (150) feet from all residential structures that exist on the date of enactment of the B-4 Zoning District. A continuous visual buffer of either vegetation or fencing shall separate buildings from these existing residential structures. [Added 10-26-88 by Ord. No. 18- 88]
- [5] The maximum building heights may be increased to seventy- five (75') feet in the Industrial Districts provided the following conditions are met:
 - A. The additional building height above fifty (50') feet is necessary to meet an industrial function;
 - B. The building is located a minimum of 150 feet from a Residential District, and;
 - C. The Planning Board has granted preliminary approval to the development proposal containing the taller building.
 - D. The building is for a use permitted in the I-1, I-2 or I-4 Zones. [Amended 09-16-92 by Ord. No. 23-92]
- [6] 1sf of sign area for each lineal foot of business frontage. See regulations for businesses bordering the Spaulding Tpk
- [7] Max. size: 100sf. Max. height 30'
- [8] Where FARM ANIMALS are raised and boarded, shelters to house said animals shall not be less than one hundred (100) feet from any property boundary
- [9] Helicopter take offs and landings are allowed subject to the following conditions:
 - A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
 - B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
 - C. The facility shall be accessory to the principal use located on the lot.
 - D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- [10] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]
- [11] Shelters and runs used to house and/or contain animals shall be no closer than one hundred (100) feet from any property line and must support a minimum tract size of one hundred thousand (100,000) square feet. [Amended 8-1-90 by Ord. 8-90]

Executive Technology Park (ETP) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. Lot Size (2) (3)	3 Acres
Frontage (feet)	0 ft
Lot Coverage	33% (4)
SETBACKS - PRINCIPAL BUILDING (FEET) (5)	
Front/ Abut a Street	50
Side	50 (6)
Rear	50 (6)
OUTBUILDING/ACCESSORY USE SETBACKS (FEET) (7)*	
Front Setback	50
Side Setback	10
Rear Setback	10
Abut-a-street Setback	50
BUILDING HEIGHT (FEET)	
Principal Building	55
Outbuilding	55

* Parking areas shall be set back at least twenty-five (25) feet from property lines. [Added 7-8-87 by Ord. No. 15-87]



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	2
Maximum SIGN Area	(8)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	0'
SIGN Type	
FREESTANDING	(9)
PROJECTING	No
WALL/Awning	Yes
TEMPORARY	No

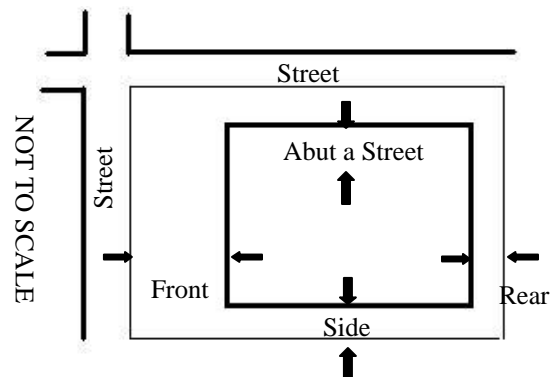
Permitted Uses (10, 11, 12, 13, 14, 15, 16)
CHILD CARE FACILITIES
Computer and data processing
EDUCATIONAL INSTITUTION, POST-SECONDARY
Establishments for the manufacture assembly, services and repair of the products listed below:
<ul style="list-style-type: none"> • Drugs • Office, computing and accounting machines • Radio and television receiving equipment • Communication equipment • Electronic components and Engineering, laboratory, scientific and research instruments and associated equipment • Measuring and controlling instruments • Optical instruments and lenses • Surgical, medical and dental instruments and supplies • Photographic equipment and supplies • Electrotherapeutic, electro-medical and X-ray apparatus
FARM (17)
Helicopter Take Offs & Landings (18)
Laboratories (scientific, medical chemical) and testing facilities devoted to experimental production, research, product development or similar activity
OFFICE
Other (19)
PUBLISHING FACILITY
Research Institutes
Retail Sale of Agricultural products Raised on Site
Veterinary Office, Animal Hospital or KENNEL (20)

- | | |
|--|---|
| <p>[1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.</p> <p>[2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.</p> <p>[3] Parcels greater than four hundred seventy-five thousand six hundred (475,600) square feet in area that contain a residential structure as of the public hearing posting date of this chapter may be subdivided one (1) time in such a manner as to separate the residential structure from the remaining vacant property. At least forty thousand (40,000) square feet of land area shall remain with the structure. [Added 7-8-87 by Ord. No. 15.]</p> <p>[4] At least thirty-three percent (33%) of the site shall be maintained as open space, either landscaped or left natural.</p> <p>[5] All new buildings shall be setback a minimum of one hundred (100) feet from Sixth Street, County Farm Road and Watson Road, and from all residential structures existing at the date of enactment of this amendment. All new parking lots shall be setback a minimum of fifty (50) feet from Sixth Street, County Farm Road and Watson Road, and from all residential structures existing at the date of enactment of this amendment. The building and parking lot setbacks. From residential structures shall not apply to existing residential structures located on the same lot as the proposed building. [Added by Ord. No. 6-05-13-98]</p> <p>[6] The building setback may be reduced to thirty-five (35) feet if a continuous visual buffer of vegetation is installed and maintained within the reduced setback area. [Added by Ord. No. 6-05/13/98]</p> <p>[7] Structures shall be separated by a distance at least equal to the height of the taller structure. [Added 7-8-87 by Ord. No. 15-87]</p> <p>[8] 1sf of sign area for each lineal foot of business frontage. See regulations for businesses bordering the Spaulding Tpk</p> <p>[9] Max. size: 60sf Max. height is 16'. One Sign per side of frontage</p> <p>[10] A minimum of ten percent (10%) of the land contained within the perimeter of parking lots shall be landscaped and maintained as permanent open spaces.</p> <p>[11] Parking areas shall be screened from public streets and existing residential uses so as to minimize the visibility of such areas. Screening may consist of vegetation, earth berms, fencing or any combination of the above.</p> <p>[12] A landscaping plan shall be submitted as part of the development application. The landscaping plan shall depict a scheme that creates a park-like setting. Maintenance of existing vegetation may be incorporated in the landscaping plan when appropriate.</p> | <p>[13] Exterior lighting shall be low profile. High-intensity directional lighting shall be prohibited. Lighting shall be designed and oriented so as to avoid glare onto adjacent property or streets.</p> <p>[14] The allowed activities shall not be obnoxious or offensive by reason of emission of dust, odor, smoke, gas, noise or similar cause. Prior to site plan approval, the applicant shall submit evidence to the Planning Board identifying waste products to be generated by on-site activities. A plan for removal of the waste shall be approved by the Planning Board. Developments that will use, store or generate hazardous chemicals shall identify such chemicals prior to site plan approval. A plan for storage and use of hazardous chemicals shall be approved by the Planning Board. Plans pertaining to waste or hazardous chemicals shall verify compliance with applicable federal, state and local regulations.</p> <p>[15] A residential structure located within the Executive and Technology Park Zone and existing prior to the posting date of this amendment may be increased up to twenty percent (20%) of the gross floor area of habitable space. New dwelling units shall not be allowed. Furthermore, customary accessory structures shall be allowed within the Executive and Technology Park Zone, but must remain within seventy-five (75) feet of the nonconforming residential structure.</p> <p>[16] Development within the ETP District shall conform to design standards contained in Chapter 149, entitled Site Review, Chapter 149-14.1.[Amended 5-13-98 by Ord. No. 6]</p> <p>[6] Where FARM ANIMALS are raised and boarded, shelters to house said animals shall not be less than one hundred (100) feet from any property boundary</p> <p>[1] Helicopter take offs and landings are allowed subject to the following conditions:</p> <p>A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.</p> <p>B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.</p> <p>C. The facility shall be accessory to the principal use located on the lot.</p> <p>D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.</p> <p>[19] Uses that are accessory and complimentary to the principal use. Such uses and related structures shall be designed and operated to serve only the principal use and not be designed and operated so as to serve the general public.</p> <p>[20] Shelters and runs used to house and/or contain animals shall be no closer than one hundred (100) feet from any property line and must support a minimum tract size of one hundred thousand (100,000) square feet. [Amended 8-1-90 by Ord. 8-90]</p> |
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Hospital (H) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	10,000 sf
FRONTAGE (feet)	100 ft
LOT Coverage	50%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/ Abut a Street	12
Side	10
Rear	15
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front SETBACK	12
Side SETBACK	10
Rear SETBACK	10
Abut-a-street SETBACK	12
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	65
OUTBUILDING	40



The PRINCIPAL STRUCTURE shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	1
Maximum SIGN Area	12 sf*
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	20'
SIGN Type	
FREESTANDING	(3)
PROJECTING	No
WALL/Awning	(4)
TEMPORARY	No

Permitted Uses
ADULT DAY CARE
ASSEMBLY HALL
ASSISTED LIVING FACILITY (5)
Bank
BED and BREAKFAST
CHILD CARE FACILITY
Clinic
CONGREGATE CARE (6)
CONTINUING CARE COMMUNITY FACILITY (5)
Dwelling, 2 Family
DWELLING, SINGLE FAMILY
EDUCATIONAL INSITUION, POST SECONDARY
EDUCATIONAL INSITUION, K-12
ELDERLY ASSISTED CARE (7)
Funeral Parlor
Hospital
NURSING HOME (6)
OFFICE
PUBLIC RECREATION
Public Utility (8)
ROOMING HOUSE

Uses Via Conditional Use Permit (see OVER)
Eating and Drinking Establishment
Retail Store
GROUP HOME FOR MINORS

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] If multiple tenants, maximum size: 4sf/tenant. Max. height: 8'
- [4] Max. height is 16' above ground elevation, or to bottom of the sills of the first level of windows above the first floor, whichever is lowest.
- [5] An ASSISTED LIVING FACILITY or CONTINUING CARE COMMUNITY FACILITY shall be serviced by municipal sewer, have a density of one unit requirement per 2,000 square feet of lot area. Parking lots and service areas are screened from abutting residential uses, and the facility shall obtain a license from the State of New Hampshire.
- [6] A CONGREGATE CARE Facility shall require a minimum lot size of 1,000 sq. ft. per unit, and a NURSING HOME Facility shall require a minimum lot size of 1,000 sq.ft. per bedroom. [Amended 09-15-93 by Ord. No. 19-93]
- [7] An ELDERLY ASSISTED CARE FACILITY larger than 6 bedrooms shall meet the density of one bedroom per 2,500 sq. ft. Provide parking and service areas that are screened from abutting residential uses. Also, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]
- [8] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]

CONDITIONAL USE PERMIT CRITERIA

Eating and Drinking Establishment

An Eating and Drinking Establishment shall be allowed if a Conditional Use Permit is granted by the Planning Board upon a finding that the following criteria are met:

- A. The Eating and Drinking Establishment shall contribute to a NEIGHBORHOOD feel and be pedestrian friendly.
- B. The Eating and Drinking Establishment shall be no larger than 2,000 square feet.
- C. The Eating and Drinking Establishment shall not include DRIVE-IN SERVICE.
- D. The required parking may be reduced by fifty percent (50%) if on street parking is available in the neighborhood.
- E. All onsite parking shall be screened from abutting residential LOTS.
- F. Any loading or unloading of products shall not disrupt NEIGHBORHOODS or traffic flow.
- G. The proposed use shall be compatible with the surrounding NEIGHBORHOOD.
- H. Hours of operation shall be limited to 6 am to 10 pm Sunday –

Thursday, and 6 am to 11 pm Friday and Saturday.

- I. If a new building is proposed for the use, it shall be a minimum of two stories.
- J. The applicant shall provide proof that they have conducted a Preliminary Code Review for an Eating and Drinking Establishment with the Inspection Services Office.

Retail Store

A Retail Store shall be allowed if a Conditional Use Permit is granted by the Planning Board upon a finding that the following criteria are met:

- A. The store shall contribute to a NEIGHBORHOOD feel and be pedestrian friendly.
- B. The store shall be no larger than 2,000 square feet.
- C. The store shall not include DRIVE-IN SERVICE.
- D. The required parking may be reduced by fifty percent (50%) if on street parking is available in the neighborhood.
- E. All onsite parking shall be screened from abutting residential LOTS.
- F. Any loading or unloading of products shall not disrupt NEIGHBORHOODS or traffic flow.
- G. The proposed use shall be compatible with the surrounding NEIGHBORHOOD.
- H. Hours of operation shall be limited to 6 am to 9 pm Sunday – Thursday, and 6 am to 10 pm Friday and Saturday.
- I. If a new building is proposed for the use, it shall be a minimum of two stories.

GROUP HOME FOR MINORS [Added 09-01-93 by Ord. No. 20-93]

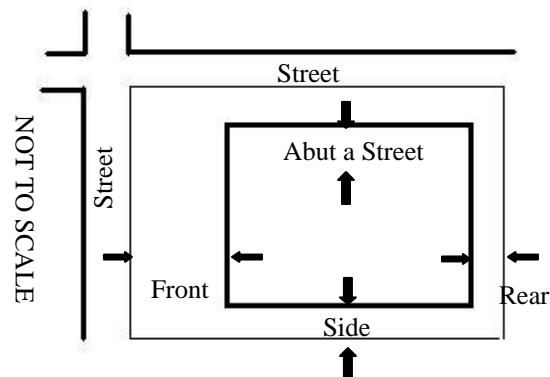
Group Home for Minors shall be subject to the following conditions:

- A. The group home site shall be compatible with abutting uses.
- B. The group home shall be located in areas of transitional land use or mixed land uses.
- C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want said screening.
- D. Open space shall be maintained on the property in an amount comparable to the neighborhood.
- E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.

Little Bay Waterfront (LBW) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	10,000 sf
FRONTAGE (feet)	75 ft
LOT Coverage	50%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/ Abut a Street	15
Side	10
Rear	15
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front/ Abut a Street	15
Side SETBACK	10
Rear SETBACK	10
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	40
OUTBUILDING	40



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	1
Maximum SIGN Area	(3)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	20'
SIGN Type	
FREESTANDING	(4)
PROJECTING	(5)
WALL/Awning	(6)
TEMPORARY	No

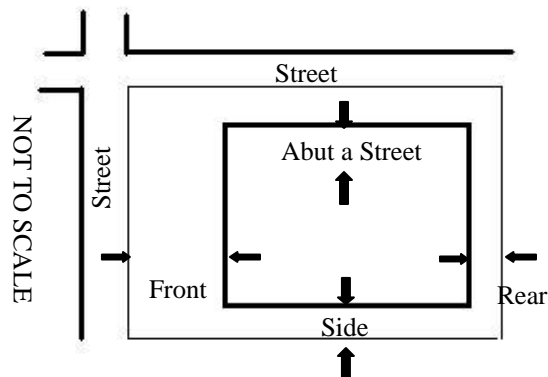
Permitted Uses
ASSEMBLY HALL
Bank
Barber and Beauty Shop
BED AND BREAKFAST
CHILD CARE FACILITY
COMMERCIAL RECREATION
DWELLING, 3-4 Family (7)
DWELLING, 2 Family
DWELLING, SINGLE FAMILY
Eating and Drinking Establishment (8)
EDUCATIONAL INSTITUTION, POST SECONDARY
FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling (9)
MARINA
OFFICE
PERSONAL SERVICE ESTABLISHMENT
Public Utility (10)
Retail Store
WATER RELATED EDUCATION/RESOURCE CENTER
WATERBORNE PASSENGER TRANSPORTATION FACILITY

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] 1sf of sign area for each 3' of lineal business frontage. Max. height is 16' or to the bottom of the sills of the first level of windows above the first floor, whichever is lowest.
- [4] Max. height sixteen (16) feet in height or twelve (12) square feet in area, regardless of the number of individual tenants within the building
- [5] Max. size: 8sf.
- [6] Max. size: 16sf.
- [7] Provided that the lot contains at least ten thousand (10,000) square feet per dwelling unit.
- [8] If fully enclosed with no drive-in service.
- [9] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line . [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [10] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]

Office (O) District

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION (1)	
Min. LOT Size (2)	10,000 sf
FRONTAGE (feet)	100 ft
LOT Coverage	50%
SETBACKS - PRINCIPAL BUILDING (FEET)	
Front/ Abut a Street	12
Side	10
Rear	15
OUTBUILDING/ACCESSORY USE SETBACKS (FEET)	
Front SETBACK	12
Side SETBACK	10
Rear SETBACK	10
Abut-a-street SETBACK	12
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	45
OUTBUILDING	40



The PRINCIPAL STRUCTURE shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	1
Maximum SIGN Area	12 sf*
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	20'
SIGN Type	
FREESTANDING	(3)
PROJECTING	No
WALL/Awning	(4)
TEMPORARY	No

Permitted Uses
ADULT DAY CARE
ASSEMBLY HALL
Bank
BED and BREAKFAST
CHILD CARE FACILITY
Clinic
CONGREGATE CARE (5)
Dwelling, 2 Family
Dwelling, 3-4 Family (6)
DWELLING, SINGLE FAMILY
EDUCATIONAL INSTITUTION, POST SECONDARY
EDUCATIONAL INSTITUTION, K-12
FARM ANIMALS FOR FAMILY USE, for non-commercial purposes, on lots containing a one or two family dwelling (7)
Funeral Parlor
NURSING HOME (5)
OFFICE
PUBLIC RECREATION
Public Utility (8)
ROOMING HOUSE

Uses Via Conditional Use Permit (see OVER)
Eating and Drinking Establishment
Retail Store

Uses Via Special Exception (see 170-52 & OVER)
ASSISTED LIVING FACILITY
CONTINUING CARE COMMUNITY FACILITY
ELDERLY ASSISTED CARE
GROUP HOME FOR MINORS

- [1] Refer to §§ 170-13 and 170-14 for exceptions to lot size, frontage and setback requirements.
- [2] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.
- [3] If multiple tenants, maximum size: 4sf/tenant. Max. height: 8'
- [4] Max. height is 16' above ground elevation, or to bottom of the sills of the first level of windows above the first floor, whichever is lowest.
- [5] A Congregate Care Facility shall require a minimum lot size of 1,000 sq. ft. per unit, and a Nursing Home Facility shall require a minimum lot size of 1,000 sq.ft. per bedroom. [Amended 09-15-93 by Ord. No. 19-93]
- [6] Provided that the lot contain at least five thousand (5,000) square feet for each dwelling unit. Dwelling units are allowed only in the second story or higher of a newly constructed structure. Amended 8/13/08 by Ord. No 2008.07.23-9]
- [7] Use is allowed on the portion of the lot that is behind the principal structure, provided the following standards are met: Chickens: No more than six (6) chickens and no roosters, with three (3) square feet of chicken coop and twenty (20) square feet of a fenced enclosure yard per chicken; all coops and enclosures shall be twenty (20) feet from any property line. Sheep or goats: one animal per 10,000 square feet of lot area, with a maximum of six (6) animals; ten (10) square feet of shelter and thirty (30) square feet of a fenced enclosure yard per animal; all shelters and enclosures shall be thirty (30) feet from any property line . [Amended 12-08-10 by Ord. No. 2010-10.27-13]
- [9] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]

CONDITIONAL USE PERMIT CRITERIA

Eating and Drinking Establishment

An Eating and Drinking Establishment shall be allowed if a Conditional Use Permit is granted by the Planning Board upon a finding that the following criteria are met:

- A. The Eating and Drinking Establishment shall contribute to a NEIGHBORHOOD feel and be pedestrian friendly.
- B. The Eating and Drinking Establishment shall be no larger than 2,000 square feet.
- C. The Eating and Drinking Establishment shall not include DRIVE-IN SERVICE.
- D. The required parking may be reduced by fifty percent (50%) if on street parking is available in the neighborhood.
- E. All onsite parking shall be screened from abutting residential LOTS.
- F. Any loading or unloading of products shall not disrupt NEIGHBORHOODS or traffic flow.
- G. The proposed use shall be compatible with the surrounding NEIGHBORHOOD.
- H. Hours of operation shall be limited to 6 am to 10 pm Sunday – Thursday, and 6 am to 11 pm Friday and Saturday.
- I. If a new building is proposed for the use, it shall be a minimum of

two stories.

- J. The applicant shall provide proof that they have conducted a Preliminary Code Review for an Eating and Drinking Establishment with the Inspection Services Office.

Retail Store

A Retail Store shall be allowed if a Conditional Use Permit is granted by the Planning Board upon a finding that the following criteria are met:

- A. The store shall contribute to a NEIGHBORHOOD feel and be pedestrian friendly.
- B. The store shall be no larger than 2,000 square feet.
- C. The store shall not include DRIVE-IN SERVICE.
- D. The required parking may be reduced by fifty percent (50%) if on street parking is available in the neighborhood.
- E. All onsite parking shall be screened from abutting residential LOTS.
- F. Any loading or unloading of products shall not disrupt NEIGHBORHOODS or traffic flow.
- G. The proposed use shall be compatible with the surrounding NEIGHBORHOOD.
- H. Hours of operation shall be limited to 6 am to 9 pm Sunday – Thursday, and 6 am to 10 pm Friday and Saturday.
- I. If a new building is proposed for the use, it shall be a minimum of two stories.

SPECIAL EXCEPTION CRITERIA

ASSISTED LIVING FACILITY:

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 2,000 square feet of lot area in the O District.
- C. Parking lots and service areas are screened from abutting residential uses.
- D. The facility shall obtain a license from the State of New Hampshire.

CONTINUING CARE COMMUNITY FACILITY :

- A. The facility shall be serviced by municipal sewer.
- B. The density per unit requirement is 2,000 square feet of lot area in the O District.
- C. Parking lots and service areas are screened from abutting residential uses.
- D. The facility shall obtain a license from the State of New Hampshire.

ELDERLY ASSISTED CARE FACILITY. [Added 09-15-93 by Ord. No. 19-93]

Elderly Assisted Care Home is allowed by Special Exception in accordance with the densities and provisions stated below:

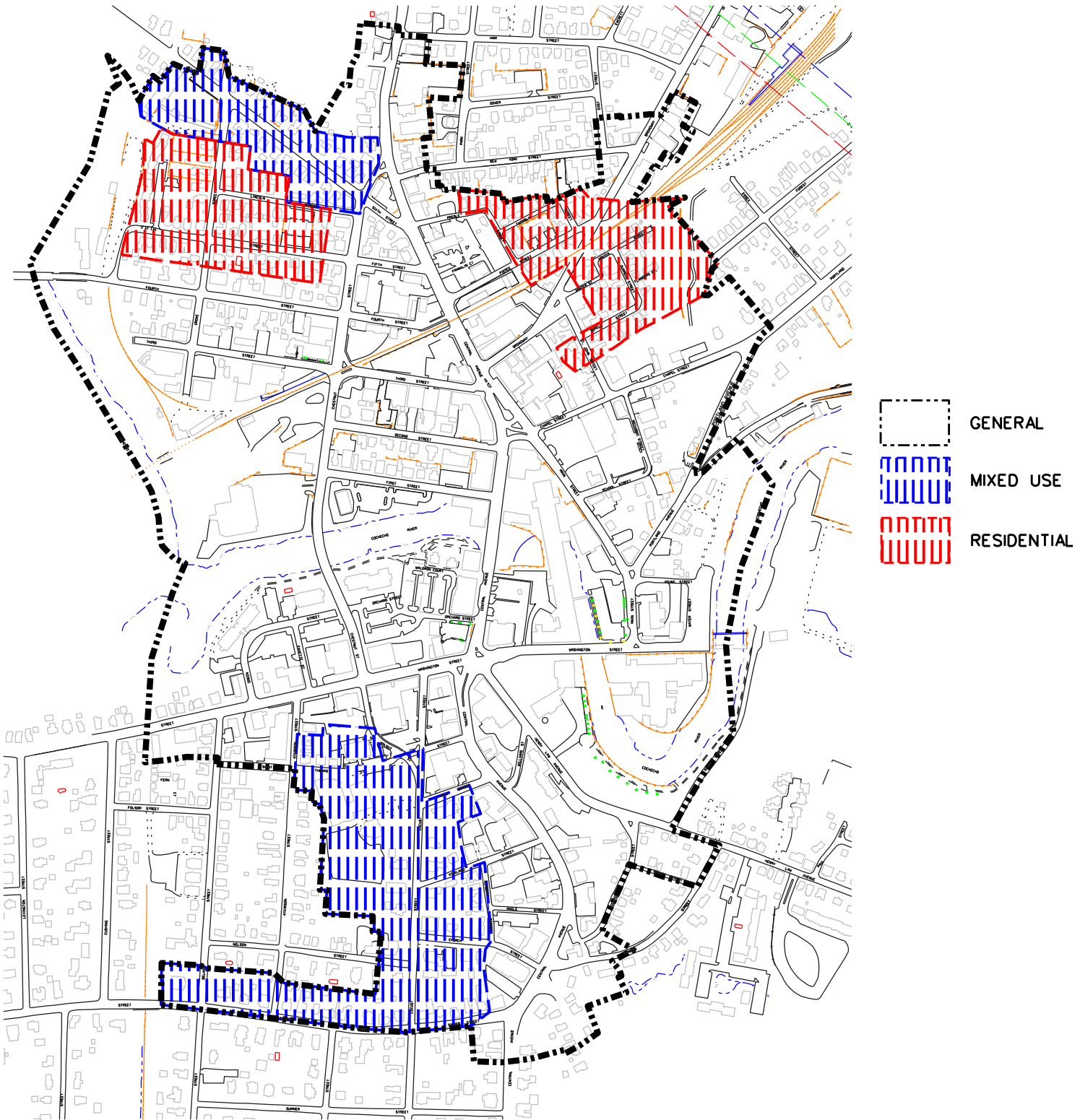
- A. Elderly Assisted Care Homes larger than 6 bedrooms shall meet the following density requirements: In the O District at a density of one bedroom per 2,500 sq. ft.;
- B. Provided that parking and service areas are screened from abutting residential uses.
- C. Notwithstanding the above requirements, the maximum number of bedrooms and residents allowed in a facility may be increased provided the increase is found not to be detrimental to the surrounding properties and conforms with parking standards in Chapter 170-44 (Off Street Parking). Furthermore, any increase to an existing structure must be contained within or contiguous to the original structure. [Added 01-22-03 by Ord. No. 35-02]

GROUP HOME FOR MINORS [Added 09-01-93 by Ord. No. 20-93]

Group Home for Minors shall be subject to the following conditions:

- A. The group home site shall be compatible with abutting uses.
- B. The group home shall be located in areas of transitional land use or mixed land uses.
- C. Parking and service areas shall be screened from abutting residential uses, unless the abutter chooses to not want said screening.
- D. Open space shall be maintained on the property in an amount comparable to the neighborhood.
- E. The planned occupancy of the group home shall be compatible with the permitted density of the surrounding neighborhood.

CBD REGULATING PLAN



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The information included in this Table represents the requirements for development in this District.

Statement of Purpose:

From the late 1700's, when Dover began to shift from a farming community to a manufacturing center, the land and blocks in and around Washington and Main Streets and Central Avenue have been the community's commercial core. Both redevelopment and new development should reflect that 250 year history. A wide array of retail and commercial activity should be encouraged here. Residential activity should be encouraged on the upper floors of buildings. New construction, where needed, should follow the pattern of existing development in terms of building placement, building height, and the use of durable construction materials. Public spaces are important here, and should be encouraged and maintained properly.

LOT OCCUPATION	
Lot Coverage	75% min
BUILD TO LINES - PRINCIPAL BUILDING	
Front (Principal)	0 ft min (10 max)
Front (Secondary)	0 ft min (10 max)
Side	0 ft min 24 max
Rear Setback	10 ft min
Frontage Buildout	70% min
OUTBUILDING/ACCESSORY SETBACKS	
Front Setback	not permitted
Side Setback	not permitted
Rear Setback	not permitted
PRIVATE FRONTAGES	
Common Yard	not permitted
Porch and Fence	not permitted
Terrace / Lightwell	not permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
BUILDING HEIGHT	
Principal Building	2 story min
Outbuilding	not permitted

*CUP may be used to adjust above standards

SPECIAL REGULATIONS

Parking Location Standards (See 170-44)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards.

- Parking spaces may be located off-site within 1,000 feet of the proposed use.
- Parking spaces may be leased from the city or a private landowner.
- New parking spaces shall be screened from the street

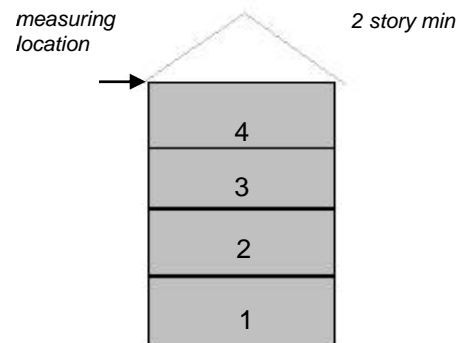
Ground Floor Standards

- No less than 30% of the Façade shall be windows.
- A pedestrian entrance shall be required.
- For new construction only non-residential uses shall be on the ground floor level.

Building Height

1. Building height shall be measured in number of Stories, excluding attics and raised basements.

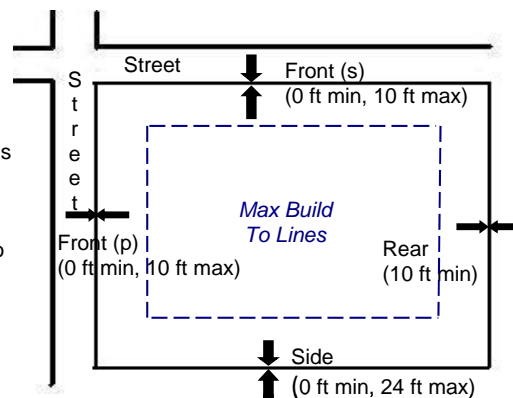
2. Height shall be measured to the eave or roof deck as specified in the ordinance.



Build to Lines

1. The Facades and Elevations shall be distanced from the Lot lines as shown.

2. Facades shall be built to a minimum of 70% of the Frontage Buildout.



Streetscape Standards (See 170-10.1 E)

All elements must be consistent within a project.

- Street Trees shall be planted at an average spacing of 25 to 30 feet on center.
- Unpaved ground area along the frontage shall be planted with groundcover or flowering vegetation.
- Sidewalks shall be concrete a minimum of 5 feet wide.
- Street Furniture shall include:
 - 1 bench for every 100 feet of Frontage,
 - A minimum of 1 waste bin at each Block Corner,
 - 1 bike rack per non-residential project.

Architectural Standards (See 170-10.1 F)

a. These standards are optional and may be utilized by the applicant.

Turn sheet over for Permitted Uses



Permitted Uses			
Uses	Commercial	Mixed Use	Residential
Residential	Permitted, but not on ground floor, except as an existing use	Permitted, but not on ground floor except in existing structures	Permitted
Lodging	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days
Professional Services/OFFICES/ Commercial/ASSE MBLY HALL	Permitted	Permitted	Home Occupation, Neighborhood Store , others via CUP (170-10.1 B)
Eating and Drinking (without drive-thru)	Permitted	Not Permitted	Not Permitted
Retail/ PERSONAL SERVICE (without drive-thru)	Permitted	Permitted	Permitted
CIVIC	Permitted	Permitted	Permitted
Other	Via CUP (170-10.1 B)	Via CUP (170-10.1 B)	Via CUP (170-10.1 B)

Sign Regulations - Commercial

Total Sign No.	2
Maximum Sign Area	Note 1
Total Sign # is per tenancy, and is for lot (excluding development identification signs)	
Sign Type	Allowed
Freestanding	NP
Projecting	Note 2
Wall/Awning	Note 3
Temporary	Note 4

- (1) 1sf of sign area for each lineal foot of business frontage. Sf may be increased if Mill Motif (170-32 P) is adhered to.
(2) Max. size: 24 sf. Min. height is 10' above sidewalk Max. height is 25' above sidewalks.
(3) Max. size: 40sf.
(4) 1 year permits granted, 1 sign allowed per building, any building over 100' of frontage is allowed a second sign. Max. height is 3'. Max. size: 6sf.

Adult Bookstore, Video Store or Adult Cabaret

[Added

10-20-93 by Ord. No. 28-93]

Adult Bookstore, Video Store or Adult Cabaret shall be subject to the following conditions:

- A. An Adult Bookstore, Video Store or Cabaret shall be at least 500 feet from a parcel of land containing an existing residential use.
B. An Adult Bookstore, Video Store or Cabaret shall be at least 1000 feet from a parcel of land containing a school, church, community park or public recreational area.
C. No adult Bookstore, Video Store or Cabaret shall be permitted within 1000 ft. of an existing similar use.
D. The proposed use shall comply with all other state statutes, and city ordinances and codes.



The information included in this Table represents the requirements for development in this District.

Statement of Purpose:

This is an area in transition. Once the homes of the mills' managers and the community's professionals and successful merchants, shipbuilders, sea captains, and others, these stately Victorian buildings are a tribute to Dover's financial success during the height of the mill economy. These elegant structures lend grace to the community. While some of the existing buildings remain as single family residences, others are being converted to apartments and offices. As new structures replace older ones, they should follow the setback and massing of earlier structures. Residences in these newer building should be restricted to upper levels. Landscaping is an important element of this district, in both the public and private arenas.

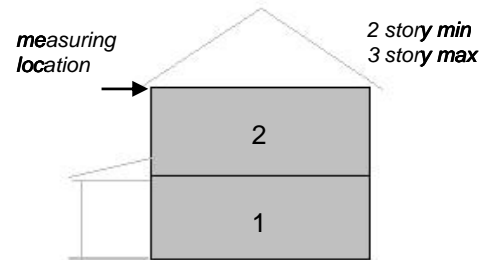
LOT OCCUPATION	
Lot Coverage	50%
BUILD TO LINES - PRINCIPAL BUILDING	
Front (Principal)	5 ft min 20 ft max
Front (Secondary)	5 ft min 20 ft max
Side	5 ft min 20 ft max
Rear	10 ft. min 20 max
Frontage Buildout	60% min
OUTBUILDING/ACCESSORY SETBACKS	
Front Setback	20 ft min + bldg setback
Side Setback	5 ft min
Rear Setback	5 ft min
PRIVATE FRONTAGES	
Common Yard	permitted
Porch and Fence	permitted
Terrace / Lightwell	permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
BUILDING HEIGHT	
Principal Building	2 stories min, 3 max
Outbuilding	2 stories max

*CUP may be used to adjust above standards

Building Height

1. Building height shall be measured in number of Stories, excluding attics and raised basements.

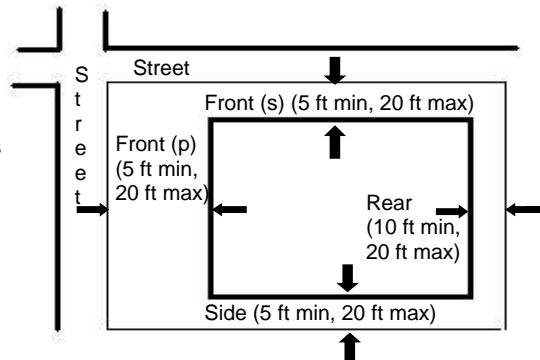
2. Height shall be measured to the eave or roof deck as specified in the ordinance.



Build to Lines

1. The Facades and Elevations shall be distanced from the Lot lines as shown.

2. Facades shall be built along the Principal Frontage to a minimum of 60% of the Frontage Buildout.



SPECIAL REGULATIONS

Parking Location Standards (See 170-44)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards.

- Parking spaces may be located off-site within 1,000 feet of the proposed use.
- Parking spaces may be leased from the city or a private landowner.
- New parking spaces shall be screened from the street

Streetscape Standards (See 170-10.1 E)

All elements must be consistent within a project.

- Street Trees shall be planted at an average spacing of 25 to 30 feet on center.
- Unpaved ground area along the frontage shall be planted with groundcover or flowering vegetation.
- Sidewalks shall be asphalt a minimum of 5 feet wide.
- Street Furniture shall include:
 - 1 bench for every 30 feet of Frontage,
 - A minimum of 1 waste bin at each Block Corner,
 - 1 bike rack per non-residential project.

Ground Floor Standards

- Only Non-residential uses on ground floor level.

Architectural Standards (See 170-10.1 F)

a. These standards are optional and may be utilized by the applicant.



Permitted Uses			
Uses	Commercial	Mixed Use	Residential
Residential	Permitted, but not on ground floor, except as an existing use	Permitted, but not on ground floor except in existing structures	Permitted
Lodging	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days
Professional Services/OFFICES/ Commercial/ASSEMBLY HALL	Permitted	Permitted	Home Occupation, Neighborhood Store , others via CUP (170-10.1 B)
Eating and Drinking (without drive-thru)	Permitted	Not Permitted	Not Permitted
Retail/ PERSONAL SERVICE (without drive-thru)	Permitted	Permitted	Permitted
CIVIC	Permitted	Permitted	Permitted
Other	Via CUP (170-10.1 B)	Via CUP (170-10.1 B)	Via CUP (170-10.1 B)

Sign Regulations - Mixed Use

Total Sign No.	1
Maximum Sign Area	12 sf
Total Sign # is per tenancy, and is for lot (excluding development identification signs)	
Sign Type	Allowed
Freestanding	NP
Projecting	No
Wall/Awning	Note 1
Temporary	No

(1) Maximum height is 16 ft above ground elevation, or to bottom of the sills of the first level of windows above the first floor, whichever is lowest.

Adult Bookstore, Video Store or Adult Cabaret

[Added

10-20-93 by Ord. No. 28-93]

Adult Bookstore, Video Store or Adult Cabaret shall be subject to the following conditions:

- A. An Adult Bookstore, Video Store or Cabaret shall be at least 500 feet from a parcel of land containing an existing residential use.
- B. An Adult Bookstore, Video Store or Cabaret shall be at least 1000 feet from a parcel of land containing a school, church, community park or public recreational area.
- C. No adult Bookstore, Video Store or Cabaret shall be permitted within 1000 ft. of an existing similar use.
- D. The proposed use shall comply with all other state statutes, and city ordinances and codes.



The information included in this Table represents the requirements for development in this District.

Statement of Purpose:

North of the Downtown core are neighborhoods of smaller homes, once the residences of mill employees, shopkeepers, and others for whom the close proximity to the Downtown was an important feature. Smaller in scale than the more ornate homes in the Mixed Use District, many of these buildings still present considerable architectural detailing. Many of them have outbuildings at the rear of the property. The continued use of these areas as residential neighborhoods is important, both to the city's heritage and to achieving the smart growth and low carbon impact goals of the master plan. Where new structures are added, they should mimic the placement, scale, and building materials of the older homes.

LOT OCCUPATION	
Lot Coverage	40%
Minimum Frontage	75 ft
BUILD TO LINES - PRINCIPAL BUILDING	
Front (Principal)	8 ft min. 15 max
Front (Secondary)	8 ft min. 10 max
Side	10 ft min.
Rear	15 ft. min
Frontage Buildout	40% min
OUTBUILDING/ACCESSORY SETBACKS	
Front Setback	20 ft min + bldg setback
Side Setback	5 ft min
Rear Setback	5 ft min
PRIVATE FRONTAGES	
Common Yard	permitted
Porch and Fence	permitted
Terrace / Lightwell	not permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
BUILDING HEIGHT	
Principal Building	2 stories min, 3 max
Outbuilding	2 stories max

*CUP may be used to adjust above standards

SPECIAL REGULATIONS

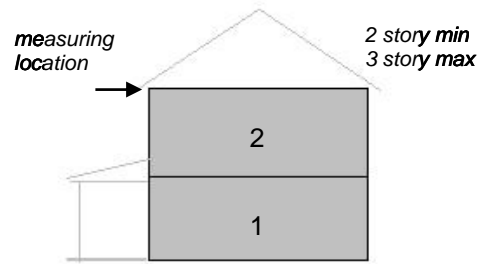
Streetscape Standards (See 170-10.1 E)

- Sidewalks shall be asphalt a minimum of 5 feet wide.

Building Height

- Building height shall be measured in number of Stories, excluding attics and raised basements.

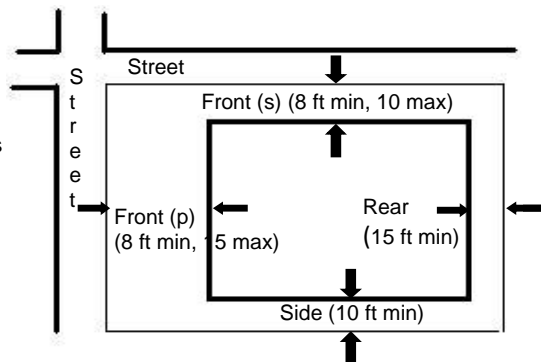
- Height shall be measured to the eave or roof deck as specified in the ordinance.



Build to Lines

- The Facades and Elevations shall be distanced from the Lot lines as shown.

- Facades shall be built along the Principal Frontage to a minimum of 40% of the Frontage Buildout.



Parking Location Standards (See 170-44)

- Must have 2 spaces per unit on site.



Permitted Uses			
Uses	Commercial	Mixed Use	Residential
Residential	Permitted, but not on ground floor, except as an existing use	Permitted, but not on ground floor except in existing structures	Permitted
Lodging	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted, up to 12 rooms w/stays up to 14 days
Professional Services/OFFICES/Commercial/ASSEMBLY HALL	Permitted	Permitted	Home Occupation, Neighborhood Store , others via CUP (170-10.1 B)
Eating and Drinking (without drive-thru)	Permitted	Not Permitted	Not Permitted
Retail/PERSONAL SERVICE (without drive-thru)	Permitted	Permitted	Permitted
CIVIC	Permitted	Permitted	Permitted
Other	Via CUP (170-10.1 B)	Via CUP (170-10.1 B)	Via CUP (170-10.1 B)

Sign Regulations - Residential

Total Sign No.	1
Maximum Sign Area	16 sf*
* Cust. Home Occupation Sign max 2 sf; a Development Identification sign may be 20 sf.	
Sign Type	Allowed
Freestanding	NP
Projecting	Yes
Wall/Awning	Note 4
Temporary	Note 4

Adult Bookstore, Video Store or Adult Cabaret

[Added

10-20-93 by Ord. No. 28-93]

Adult Bookstore, Video Store or Adult Cabaret shall be subject to the following conditions:

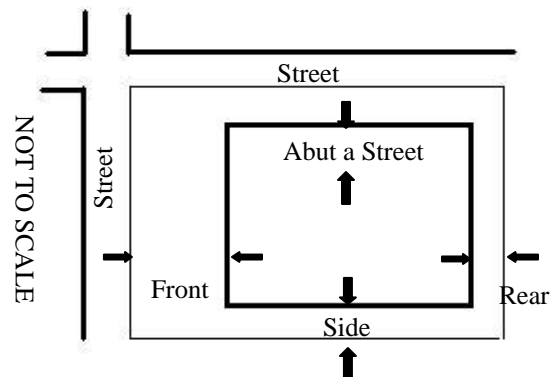
- A. An Adult Bookstore, Video Store or Cabaret shall be at least 500 feet from a parcel of land containing an existing residential use.
- B. An Adult Bookstore, Video Store or Cabaret shall be at least 1000 feet from a parcel of land containing a school, church, community park or public recreational area.
- C. No adult Bookstore, Video Store or Cabaret shall be permitted within 1000 ft. of an existing similar use.
- D. The proposed use shall comply with all other state statutes, and city ordinances and codes.



Cochecho Waterfront District (CWD)

The information included in this Table represents the requirements for development in this District.

LOT OCCUPATION	
Min. LOT Size (1)	0
FRONTAGE (feet)	0 ft
LOT Coverage	75% (2)
SETBACKS - PRINCIPAL BUILDING (FEET) (3)	
Front/ Abut a Street	0
Side	0
Rear	0
OUTBUILDING/ACCESSORY USE SETBACKS (FEET) (3)	
Front SETBACK	0
Side SETBACK	0
Rear SETBACK	0
Abut-a-street SETBACK	0
BUILDING HEIGHT (FEET)	
PRINCIPAL BUILDING	55
OUTBUILDING	55



The PRINCIPAL BUILDING shall be distanced from the lot lines as shown.

SIGN Regulations	
Total SIGN No.	2
Maximum SIGN Area	(4)
Total SIGN # is per tenancy, and is for lot (excluding development identification signs)	
SETBACKS - FREESTANDING SIGN	
Building	5'
SIGN Type Allowed	
FREESTANDING	(5)
PROJECTING	(6)
WALL/Awning	(7)
TEMPORARY	(8)

Permitted Uses
Bank
BED and BREAKFAST
CHILD CARE FACILITY
COMMERCIAL PARKING FACILITY
COMMERCIAL RECREATION
Dwelling, 2 Family (9)
Dwelling, 3 To 4 Family (9)
DWELLING, MULTI-FAMILY (9)
DWELLING, SINGLE FAMILY (10)
Eating and Drinking Establishments (11)
EDUCATIONAL INSTITUTION, POST SECONDARY
HOTEL/RETAIL
MARINA
OFFICE
PERSONAL SERVICE ESTABLISHMENT
PUBLIC RECREATION
Public Utility (12)
Retail Store
Theater
WATER RELATED EDUCATION/RESOURCE CENTER
WATERBORNE PASSENGER TRANSPORTATION FACILITY

Uses Via Special Exception (see 170-52)

Conversion of existing dwelling to accommodate additional residential units (10)
Helicopter Take Offs & Landings (SEE OVER)

- [1] All land containing wetlands shall not be counted in determining the gross land area of a lot for the purposes of minimum lot size or minimum density requirements for residential uses. The minimum non-wetland portion of any newly created lot shall be contiguous. For the purposes of this calculation, wetlands shall include areas that meet the definition of wetland in the NH Code of Administrative Rules – Wt. 101.87 and the 1987 Federal Manual For Identifying Jurisdictional Wetlands. [Amended 1-22-2003 by Ord. No. 35]. Wetland buffers shall only be allowed to count for 40 percent of the minimum lot size required.

- [2] Lots located in the Cochecho Waterfront District (CWD) and located South of the Cochecho River may have a maximum lot coverage of 100%. [Added 1-22-2003 by Ord. No. 35].

- [3] Any new construction along the existing CWD/R-12 zoning boundary (as described herein) shall conform to the following setbacks:
1. Structures and buildings shall be set back a minimum of seventy-five (75) feet from said boundary.
 2. Pavement and parking shall be set back a minimum of twenty-five (25) feet from said boundary. [Added 1-22-2003 by Ord. No. 35].

Boundary runs from the northern property line of the Tax Assessor's lot 22-39; thence turning and running westerly along the southern property line of Tax Assessor's lot 22-42 for a distance of approximately 520 feet to the northeast corner of Tax Assessor's lot 22-33, thence running westerly to the northeast corner of Tax Assessor's lot 22-12.

- [4] 1sf of sign area for each lineal foot of business frontage. Sf may be increased if Mill Motif (170-32 P) is adhered to.
- [5] Max. size: 60sf Max. height is 16'. One Sign per side of frontage
- [6] Max. size: 24 sf. Min.. height is 10' above sidewalk Max.. height is 25' above sidewalks
- [7] Max. size: 40sf
- [8] 1 year permits granted, 1 sign allowed per building, any building over 100' of frontage is allowed a second sign. Max. height is 3'. Max. size: 6sf
- [9] Provided that the lot contains at least one thousand (1,000) square feet of land area for each dwelling unit and that each dwelling unit contains at least six hundred (600) square feet of gross floor area.
- [10] Single family units are only allowed if adjoined to other residential or non-residential uses in the same structure. Single family detached units are not allowed. [Amended 1-22-2003 by Ord. No. 35].
- [11] If fully enclosed with no drive-in service.
- [12] The utility facility shall be appropriately fenced to protect the public. Landscaping materials shall be required to provide a visual screen from any structures and storage within. [Amended 10-28-88 by Ord. No. 18-88]

SPECIAL EXCEPTION CRITERIA

Helicopter Take offs and Landings

Helicopter take offs and landings are allowed as a special exception subject to the following conditions:

- A. There shall be a distance of one thousand (1,000) feet between any existing residential structure and any proposed helicopter landing pad.
- B. Except in the case of an emergency, no helicopter take offs or landings shall occur between the hours of 9:00 p.m. and 7:00 a.m.
- C. The facility shall be accessory to the principal use located on the lot.
- D. All facilities shall be located and designed so that the operation thereof will not adversely affect adjacent residential areas, particularly with respect to noise levels.
- E. The conditions for granting a Special Exception, contained in Chapter 170-52- C(3), must also be satisfied.